

When recorded return to:
Craig D. Eaton and Tara M. Eaton
17639 Allen Road
Bow, WA 98232



201603010018

Skagit County Auditor

\$75.00

3/1/2016 Page

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3 11:24AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026299

CHICAGO TITLE

620026299

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruth K. Day, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Craig D. Eaton and Tara M. Eaton, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, SKAGIT COUNT SHORT PLAT NO. 93-082, approved July 5, 1994 and recorded July 11, 1994 in Volume 11 of Short Plats, page 89, under Auditor's File No. 9407110008, records of Skagit County, Washington.

EXCEPT that portion lying North of an existing fence line as described and conveyed in Boundary Line Agreement dated March 13, 2002 and recorded March 20, 2002, under Auditor's File No. 200203200169, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P34221/350313-1-002-0205, P34220/350313-1-002-0106

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 23, 2016

Ruth K. Day

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2016046

MAR 01 2016

Amount Paid \$7,214.00

Skagit Co. Treasurer

By T. M. Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Ruth K. Day
(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 26, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

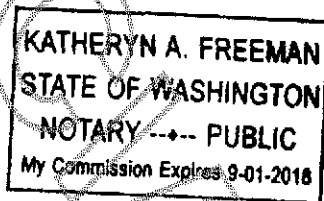


EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system and appurtenances thereto
Recording Date: May 25, 1990
Recording No.: 9005250020
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 26, 1954
Auditor's No(s): 489927, records of Skagit County, Washington
In favor of: Oscar J. Mortensen
For: Private roadway for ingress and egress to the Great Northern Railway gravel pit
Affects: A portion of said premises and other property
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 31, 1912; and August 23, 1927
Auditor's No(s): 93534 and 206646, records of Skagit County, Washington
In favor of: The Pacific Telephone and Telegraph Company
For: Telephone line and anchors
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. Terms, conditions, and restrictions of that instrument entitled Boundary Line Agreement;
Recorded: March 20, 2002
Auditor's No(s): 200203200168, records of Skagit County, Washington
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 93-082:

Recording No: 9407110008
6. Notice of Moratorium on Non-Forestry Use of Land;

Recording Date: July 24, 2006
Recording No.: 200607240146
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ralph H. and Priscilla C. Esary
Purpose: Ingress, egress and utilities
Recording Date: October 12, 2012
Recording No.: 201210120061
Affects: Portion of said premises and other property
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Blanchard-Edison Water District.